

## MORE... BROADMOOR AREA PROPERTIES



### Fountain Creek Villas (\$780,000 and up)

Nestled in historic Manitou Springs, The Fountain Creek Villas provide both a traditional yet innovative lifestyle in a historic, scenic setting. When completed, the first phase of this unique live/work development will feature eight elegantly appointed luxury townhome villas, each 3,100 sq ft in size.

A private bridge provides access to this enclave of exceptional residences, with most having outdoor terraces that cantilever over the adjacent Fountain Creek.

Villa amenities include private elevators, wine closets, and a wide selection of beautiful finishes. A lower level office area makes the Fountain Creek Villas a perfect place to both live and work, and there are adjacent walking trails leading in to the Garden of the Gods and other area attractions, restaurants, and services.

The Broadmoor Lifestyle Shop, located in the new shopping village adjacent to The Broadmoor South Tower, is now open to the public. You are invited to visit this unique and interesting establishment for specialty home furnishing items, accessories, and decorating ideas. While there, visit the other wonderful shops in this latest addition to The Broadmoor's already impressive list of "fun and interesting things to see and do."

### A Special Invitation



Fountain Creek Villas  
(\$780,000 and up)



### Broadmoor Properties

Summer 2006

### DEVELOPMENT UPDATE

### "First Family" Moves-In to the Broadmoor West Residence

(at 475 mph, getting to The Broadmoor from Amarillo (or anywhere else) is an easy matter). Richard also flies air ambulance missions in a Cessna Conquest II. Both Richard and Karla enjoy golf, snow skiing, and spending time with their two children, Bailey, who is 18 and a sophomore at TCU in Ft. Worth, Texas, and Brice who is 11 and in the fifth grade. Although some work remains to be done, the landscaping is now in, the common areas are furnished, and the Coons join the fortunate few who are able to call The Broadmoor "home."



### Liliane H. Rowe Real Estate Consultant

ABR CIPS CRS FIPC FIREC  
Office: (719) 593-1000 x7349 Mobile: (719) 331-8092  
Fax: (719) 548-9357 Toll Free: 800-888-8208  
5475 Tech Center Drive, Ste. 300  
Colorado Springs, CO 80919

[liliane@roweproperties.com](mailto:liliane@roweproperties.com)

ERASHIELDS.com

Always There For You<sup>SM</sup>

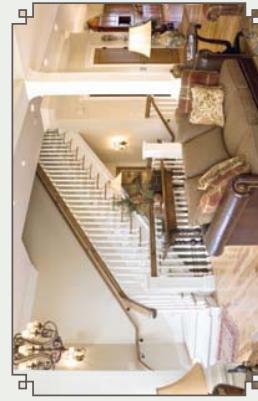


## BROADMOOR PROPERTIES SAMPLER



### THE BROADMOOR BROWNSTONES ARE COMPLETE!

Almost two years in the making, The Broadmoor Brownstones are more than living up to expectations as an exceptional place to live. Except for a few final details, all units are complete and a number of owners have moved into this beautiful neighborhood.

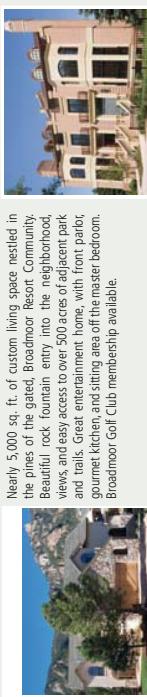


These striking homes feature two large balconies (one 30' wide with an outdoor fireplace), a private elevator, a tech center in the expansive kitchen, three car garage, and many other amenities. Owners also enjoy access to such services as Concierge, pet care and plant care, laundry pick-up and delivery, housekeeping, automotive services, and an "Absentee Owners" package that makes it easy to just "lock the door and leave."

A new Brownstone furnished model is now open to the public. Located at 2891 Carriage Manor Point,

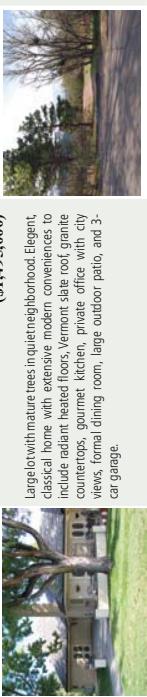
### 869 Mont Blanc View (\$895,000)

Nearly 5,000 sq. ft. of custom living space nestled in the pines of the gated, Broadmoor Resort Community. Beautiful rock fountain entry into the neighborhood views, and easy access to over 50 acres of adjacent park and trails. Great entertainment home, with front parlor, gourmet kitchen, and sitting area of the master bedroom. Broadmoor Golf Club membership available.



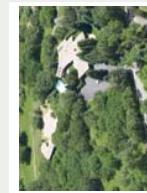
### 5 Alta Vista (\$1,495,000)

Large lot with mature trees in quiet neighborhood. Elegant, classical home with extensive modern conveniences to include radiant heated floors, Venetian slate roof, granite counter tops, gourmet kitchen, private office with city views, formal dining room, large outdoor patio, and 3-car garage.



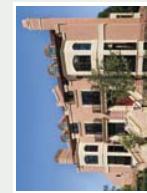
### 65 W. Cheyenne Mtn. (\$2,295,000)

Situated on 3.1 treed acres, this exceptional estate home lies adjacent to the Poudrely Green Belt and features a gorgeous backdrop of ponderosa pines and western landscaping. Outdoor pool, spa, gourmet kitchen, spacious master suite, formal dining room, large living room, skylights, moss rock fireplace, built-in bookcases, wonderful woodwork, and hand-carved doors from Taos, New Mexico. 6 stall with a tack room and 2 horse runs.



### 2904 Carriage Manor Point (\$2,100,000)

This 4 level traditional Brownstone features a private elevator to easy access to all levels and a one-of-a-kind location directly across from the Broadmoor Main Hotel and Golf Club. This residence features an open floor plan for living and entertaining, plus a 30 ft wide upper balcony and extensive resort service. Upgrades include specialty deco tile, master bedroom fireplace, and steam shower. Broadmoor Golf club membership available.

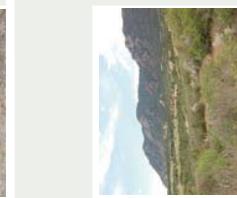


### 2903 Carriage Manor Point (\$2,100,000)

This corner Brownstone offers a quiet streetscape and views of the Broadmoor Hotel and mountains. With a fireplace in the master bedroom, plus two additional fireplaces throughout the home, all levels are inviting and warm. High ceilings, exceptional kitchen and living areas, private and very large guest suite, and a three car garage round out a list of impressive features and amenities. Owners may join The Broadmoor Golf Club, and some of the finest restaurants and shopping in the city are available right across the street.

### Hidden Creek Drive (\$375,000)

Nestled in the dignified calm of the Old Broadmoor area, near magnificent Cheyenne Mountain, Pioneer Ridge, is comprised of four beautiful home sites with valley and mountain views in an exceptional setting. Developed by one of the areas premier builders, owners have access to one-on-one planning sessions to home design orientation, and features. Pioneer Ridge encompasses the best of foothills living with the conveniences of the city.



### 2886 Carriage Manor Point (\$2,755,000)

One of a kind property in one of a kind location. Your front door opens to the main entry to The Broadmoor Hotel. Seasonal lights and landscaping offer a changing, year round parade of color and light. Walk to the Hotel's many restaurants, boutiques, shops, movie theater, and other recreational opportunities. From the winding stairwell, exceptional old-world woodwork, gorgeous kitchen, and expansive bedroom suites, this home has "Broadmoor" written all over it!



### 32 Penrose Lane (\$505,000)

Within a short walk of The Broadmoor Hotel, this beautiful building site offers city lights, mature trees and scrub oak, and exceptional mountain views. Perfect for a walk out style residence, it also features a very usable back yard and a double access drive way. All city services are available.



### 1155 Charles Grove (\$59,000)

Located at the end of a cul-de-sac in the Broadmoor Resort Community, this beautiful building site offers sweeping, panoramic views of the Rocky Mountains and City lights. Hillside and mountain trails in the nearby 500 plus acre private nature preserve beckon, and 24 hour security adds to your safety and enjoyment. Broadmoor Golf Club membership is available.

